

1 note and deed of trust promising to repay the sum of \$800,000 in monthly installments to
2 Metrocities Mortgage, LLC.

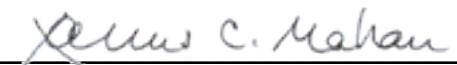
3 2. On February 18, 2009, a substitution of trustee was executed by MERS which
4 appointed Quality as the substitute trustee. The substitution was recorded on March 16, 2009.
5 On the same date the substitution was executed Quality commenced a non-judicial foreclosure
6 by recording a notice of default and election to sell.

7 3. The deed of trust was subsequently assigned by MERS as nominee for Metrocities
8 to Aurora Loan Services, LLC. The Subject Property was sold at public auction on October 26,
9 2011 to Aurora.

10 4. Plaintiff has not raised any material facts which would preclude entry of summary
11 judgment in favor of Quality as all of the causes of action in Plaintiff's Complaint fails to state a
12 viable causes of action.

13 ACCORDINGLY, THE COURT ORDERS that judgment is entered in favor of Quality
14 Loan Service Corporation and against Plaintiff, Joseph A. Gibilterra.

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17 IT IS SO ORDERED August 12, 2013.

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21 UNITED STATES DISTRICT COURT JUDGE
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